

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON NOVEMBER 02, 2005, AT 6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

Members Present: Jim Keane, Geoff Armstrong, Gordon Nicholl, JoAnn Frost, Doug Haymore, Tom Bowen, Sue Ryser, Jerri Harwell, Amy Rosevear

Staff Present: Planning Manager Michael Black, Community Development Director Kevin Smith, Deputy Recorder Sherry McConkey, Planning Intern Glen Symes, City Attorney Shane Topham

Others Present: Fern Baird, Dave Finch, Steve Hopkins, Steve Mendzola, Dennis Cloward

1.0 Chair Bowen opened the public comment portion of the meeting at 6:00 p.m.

1.1 Public Comment
No public comment was given.

2.0 Proposed Site Plan Review Ordinance – Removed for Later Date
This will be placed on the next agenda.

3.0 Proposed Amendment to Chapter 19.49 Gateway Overlay District – Public Hearing

Planning Manager Michael Black asked to add gateway architectural guidelines to this chapter. The goal is to promote development strategies in which buildings, landscaping and innovative architectural design become the prominent focus of development.

Standards, rather than guidelines, would be in the following areas;

- a. Standard Stamping
- b. Standard lighting schemes
- c. Standard street furniture
- d. Standard gateway monuments
- e. Standard landscape improvements

Planning Intern Jim Wadley led a presentation on proposed lighting designs and benches with some price quotes.

Mr. Black also showed a logo that can be stamped into concrete walkways in new developments which the public would be walking from the parking area to the shopping center. This does not include sidewalks in the public right of way.

Planning Manager Michael Black asked the commission to review this document and make a recommendation of approval to the City Council.

Sue Ryser asked if there is a color standard as well associated with this and Mr. Black stated that there would be a standard set.

Public comment portion of meeting opened at 6:12 p.m.

Dave Finch, asked about the varying temperatures in the state and how the standard Street Print © product hold up. Mr. Black stated the manufacturer has a warranty in place and feels this product will stand up to the elements.

Public comment portion closed at 6:16 p.m.

Mr. Keane asked about the potential damage that could occur when snowplows are used. Mr. Black stated he did not see a problem with this product and snowplows.

Planning Commission members discussed the options of logos and recommended the CH and mountains for the stamped concrete and the mountains only in the Street Print ©.

Motion:

JoAnn Frost moved to make a recommendation to the City Council to accept the gateway design guidelines as has been proposed by staff with the recommendations on the logos for Street Print ©, stamped concrete and the reference to the standards and specifications.

Seconded by Jim Keane and passed unanimously by voice vote.

4.0 Proposed Short Term Rentals Ordinance – Public Hearing

This is a re-hearing of the Short Term Rental Ordinance that had been previously approved by the Planning Commission in their October 19th meeting. The re-hearing is due to a recent change by LUDMA that now states that it is the Planning Commissions responsibility to hold a public hearing instead of the City Council.

Public comment portion opened at 6:23 p.m.

Fern Baird stated she is concerned about the size of sign added to the homes to identify the short term rentals and that it could cause a problem with graffiti and vandalism Ms. Baird would like the size to be smaller.

Ms. Baird asked about current rental properties in the area that are operating without a license and have been paying their taxes if they would be grandfathered in so they can keep the rentals.

Chairman Bowen explained to Ms. Baird that the grandfather issue has been addressed in the ordinance and that it is the city's goal to get everyone in to compliance.

Public comment portion closed at 6:38 p.m.

Mr. Nicholl recommended the removal of paragraph 19.89.160 and to re-number accordingly.

Motion:

Doug Haymore moved to approve the request to adopt section 19.89. Short Term Rentals of the Cottonwood Heights Code of Ordinances and recommend approval to the City Council subject to the removal of the reference to the use of hot tubs after 10 p.m. (19.89.060)

Motion seconded by Gordon Nicholl and passed unanimously by voice vote.

5.0 Proposed Bus Bench and Shelter Locations and Ordinance Review

Staff has identified a total of 36 sites in the city at which either a bench or shelter can be placed. It is recommended that 21 sites be set as shelter sites and 15 bench sites. Staff stated there is a total of 144 bus stops in the city. A Public Hearing for this ordinance will be scheduled for a future Planning Commission meeting.

Planning Commissioners have asked for additional information in regards to advertising sizes and recommendations of size of signs.

Staff will provide additional information based on tonight's discussion at the next meeting.

6.0 Review of Mixed Use Ordinance – Discussion Item

Planning Manager Michael Black went over the changes to this ordinance to reflect changes made based off of recommendations received at the last Planning Commission meeting. This ordinance has been split into two ordinances, one for commercial or RCMU and one for residential, RMU. Comments and suggestions were taken from the commissioners with the understanding that the Planning Commission will review the ordinance at the next meeting and hold a public hearing on December 7, 2005.

7.0 Community Development Directors Report

Community Development Director Kevin Smith spoke to the commission about the Sandy City Condominium project and let the commission know that the developer will bring a presentation to the Council meeting on November 8th, 2005.

Home occupation business will be added to the next agenda.

8.0 Approval of Minutes

October 19, 2005

Jim Keane moved to approve the minutes and was seconded by Geoff Armstrong and passed unanimously by voice vote.

9.0 Other Business - (Reports by Commissioners)

10.0 Adjourn

JoAnn Frost moved to adjourn meeting, seconded by Jim Keane and passed unanimously by voice vote.

Meeting adjourned at 7:28 p.m.

Approved _____